

DEBT ADMINISTRATION OVERVIEW

The County Administrator and the Director of Finance are responsible for the administration of the Policy; however, the Board of County Commissioners (BOCC) is ultimately in charge of approval of the form and dollar amount of all of the County borrowings. The Debt Management Policy is part of the comprehensive St. Lucie County's Financial Policy included under the Introduction tab in this issue of the Budget Book. The details of the outstanding debt obligations such as original amounts, outstanding balances, fiscal year principal and interest are shown in the Debt Summary Schedule in this section of the book.

DEBT ISSUANCE PROCEDURES

The County Administration in cooperation with the BOCC evaluates each debt proposal and compares it with other competing interests in the County. Requests are considered in accordance with the County's overall adopted priorities and 5-year Capital Plan. St. Lucie County retains the services of professional financial consultants to facilitate the process.

The County may issue general obligation (GO) bonds and other debt instruments by means of referendums, County Ordinances, Bond Resolutions and/or other applicable provisions of law as required, and in full compliance with, the Constitution and Statutes of the State of Florida.

DEBT RATIOS *	BENCHMARK **	09/30/05	09/30/06	09/30/07	09/30/08
Net Direct Debt per Capita	\$400	\$411	\$393	\$469	\$427
Net Direct Debt per Capita as % of Income per Capita	2%	1.75%	1.66%	1.81%	2%
Net Direct Debt as % of Taxable Property Value	1%	0.61%	0.41%	0.49%	0.47%
Net Direct Debt Service as % of General Fund Expenditures	10%	5.48%	4.22%	4.95%	5.13%

Debt ratio calculations are based on the following data and sources:

279,823 Population of St. Lucie County

Source: Office of Economic & Demographic Research
<http://edr.state.fl.us/population.htm>

\$27,540 Per Capita Income in St. Lucie County

Source: U.S. Dept. of Commerce, May 2006, <http://www.bea.doc.gov/bea/regional/>

\$233,406,001 General Government Expenditures

Source: FY08 Budget, FGIBDST Banner Query, Funds 001% and 107% as of 8/22/08

\$119,361,306 Net Direct Debt (general obligation and voted debt)

Source: Bond Offering Statements as of September 30, 2007.

\$11,963,805 Net Direct Debt Service (annual principal, interest and other debt service costs FY08)

Source: Bond Offering Statements as of September 30, 2007.

\$21,585,926,832 Taxable Property Value (Property Appraiser's total property value before exemptions)

Source: Tax Roll Certification

* Expressions used in these calculations are defined in the St. Lucie County Financial Policy section of this book

** Benchmarks are desirable ratio levels outlined in the St. Lucie County Financial Policy section of this book

Throughout the process, the County Administration and the Finance Department coordinate the issuance of debt, such as sizing the new issue, structuring the debt, identifying the repayment sources and determining the mix and method of sale. The County, as a practice, structures all long-term debt with prepayment options except when alternative structures are more advantageous. The County's debt service requirements reflect its fiscal policies regarding the prudent use of tax-exempt financing.

CREDIT RATINGS

The County strives to maintain a minimum underlying bond rating equivalent to 'Upper Medium Grade' (Moody Rating Service A or Standard & Poor's A). Moody's and S&P evaluated St. Lucie County's underlying creditworthiness in June of 2005. Moody's rated the county at A2. S&P gave the county a rating of A. Both ratings indicate the County is in the 'Upper Medium Grade' of investment quality.

On March 29, 2007, Standard and Poor's assigned a rating of A+ for the \$30,000,000 SLC, FL, Transportation Revenue Bonds, Series 2007. Moody assigned an A2 underlying rating to SLC \$30 million Transportation Revenue Bonds, Series 2007.

St. Lucie County has established a fund balance policy at 5% of operating expenses as recommended by Bond rating agencies.

The County Debt Policy also outlines several key indicators designed to keep direct debt at the lowest possible level:

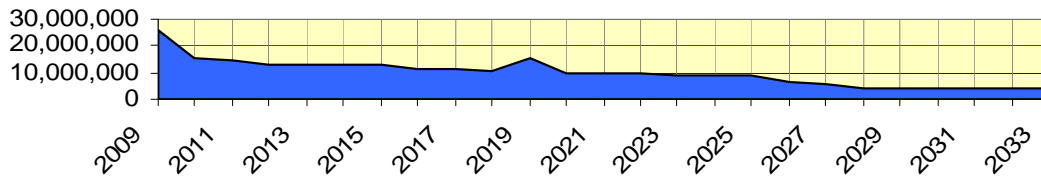
LEGAL DEBT MARGIN

Neither the Florida Constitution, Florida Statutes, nor the St. Lucie Board of County Commissioners place limit on the amount of debt the voters may approve by referendum. As of September 30, 2008 the County anticipates \$119,361 million of general obligation and voted debt outstanding. Based on the assessed valuation of \$21 billion for the fiscal year ending September 30, 2008, the County's general obligation and voted debt ratio currently equals 0.47 percent (0.47%).

OUTSTANDING INDEBTEDNESS

The County's total outstanding debt as of September 30, 2008 is estimated to be \$198.159 million. Approximately 3.17 percent of the total County debt is repaid with property tax revenues (\$2.075 million for ad valorem, and \$4.20 million limited ad valorem bonds). The remainder is repaid with pledged revenues, including sales tax, tourist tax and special taxing units.

ANTICIPATED DEBT PAYMENTS 2009-2033



General Obligation and Limited General Obligation Bonds

As of September 30, 2008, St. Lucie County has one outstanding general obligation bond (GO), payable from and secured by a lien upon and pledge of the proceeds of a direct, annual ad valorem tax upon all taxable property within the County. Additionally, the County has one limited ad valorem tax bond. Listed below are the outstanding principal GO balances as of September 30, 2008:

- \$2.075 million, GO Bonds, Series 1997 issued to pay the cost of land acquisition in the Port of Fort Pierce for marine, commercial, recreation, and tourism purposes.
- \$4.2 million, Limited Ad Valorem Tax Bond, Series 1999 issued to provide funding to 1) acquire environmentally sensitive lands to protect water quality, open spaces and wildlife within the County; and 2) repay a Bond anticipation Note previously issued to provide temporary funding for the same purpose. The bonds are secured solely by a lien upon and pledge of the proceeds received from the levy by the County of an ad valorem tax not to exceed one-quarter of one mil in any year on all taxable property within the County.

Non-Ad Valorem Revenue Bonds

The St. Lucie County currently has several outstanding non-ad valorem revenue bonds. As of September 30, 2006 the outstanding principal balances were as follows:

- \$5.175 million Refunding Public Improvement Revenue Bond issued in 2004 for the purpose of advance refunding all of the County's outstanding Public Improvement Revenue Bonds, Series 2000A which was issued to cover the cost of acquisition, construction, and installation of an 800 MHz Radio System for the County. The security for this bond consists of pledged revenues including Radio System Fines and amounts paid to the County by public agencies bound by the Radio System agreements.
- \$27.775 million Transportation Revenue Note issued in 2007 for the purpose of acquisition, construction, and reconstruction of Roads and Bridges and other Transportation Improvements (The 2007 Project).
- \$57.625 million Sales Tax Refunding Revenue Bonds, Series 2005 issued to 1) advance refund of all of the County's outstanding Sales Tax Revenue bonds, Series 1994, 2) pay the cost of certain capital improvements (Sheriff's building, additional court, jail, library and other administrative facilities), 3) purchase a Debt Service Reserve Account surety bond. The bonds are secured by the County's Local Government Half-Cent Sales Tax Clearing Trust Fund in the State Treasury.

- \$11.080 million Half Cents Sales Tax Refunding Revenue Bonds, Series 2005 issued to provide funds for the purpose of (1) paying at maturity or refunding the County's outstanding Improvement Revenue Note, Series 2004 (Land Acquisition), dated May 5, 2004, and maturing July 1, 2005 (the "Refunded Note") issued to provide moneys with which the county purchased land for the County Research Park, (2) financing the costs of acquisition of certain lands within the county (the "Project" - the property is expected to be used for expansion of the St. Lucie County Fairgrounds); (3) purchasing a Reserve Account Credit Facility to fund the increase of the Reserve account requirements upon the issuance of the Series 2005 Bonds. The series 2005 bonds and interest are limited, special obligations of the county payable from and secured solely by a pledge of and lien on (1) the proceeds of the Local Government Sales Tax Revenue when, as and if distributed to the county pursuant to chapter 218, Part VI, Florida Statutes.
- \$11.335 million State Revenue Sharing Bonds, Series 2005 issued to provide funds for the purpose of financing the cost of the acquisition of real property, Environmentally Sensitive Land, and the construction of certain capital improvements including a courthouse expansion within the county and purchasing a Reserve account Credit facility to fund the Reserve account. Bonds secured solely by a pledge of and lien on the Pledged Revenues, which consist of (1) the Pledged Revenue Sharing Trust Fund Moneys, (2) the moneys on deposit in certain funds and accounts established per Bond Resolution, and (3) certain Investment Earnings.
- \$96,306 Special Assessment Improvement Bonds, Series 2003 B issued to pay the cost of the River Branch Estates Project including, but not limited to: engineering, legal, accounting, and financial expenses; expenses for estimates of costs and of revenues; expenses for plans, specifications, and surveys, fees of fiscal agents, financial advisors or consultants; administrative expenses, reimbursements to the County; repayment of the advance made under bond anticipation notes. The bonds are secured by a pledge of and lien upon the River Branch Estates Pledged Revenues and do not constitute a general obligation or an indebtedness of the County. In case of insufficiency of such assessments, the County has a covenant to budget and appropriate bond payments from legally available non-ad valorem revenue.
- \$305,000 Solid Waste Refunding Revenue Bonds, Series 2002, refunding outstanding Solid Waste Revenue Bonds, Series 1993; issued to finance the costs of advance refunding the County's outstanding Solid Waste System Revenue Bonds, Series 1990. The bonds are secured by a pledge of the net revenues of the County's solid waste system.
- \$4.335 million North Hutchinson Island Water and Sewer System Revenue Refunding Bonds, Series 1997. These bonds were issued to refund portions of prior financing for the re-use line on North Hutchinson Island. The bonds are payable from the net revenues of the acquired system and certain capital facilities charges collected with respect to the system.
- \$1.49 million North Hutchinson Island Water and Sewer System Revenue Bonds, Series 2002. These bonds were issued to finance a portion of the cost of acquiring and constructing additions, extensions and improvements to the North Hutchinson Island Water and Wastewater System, and reimbursing the County for payment of the remaining deferred portion of the original cost of acquiring the System. The bonds are payable from the net revenues of the acquired system and certain capital facilities charges collected with respect to the system.
- \$4.865 million Holiday Pines Water and Wastewater System Revenue Bonds, Series 1999 issued for the purpose of financing the cost of acquiring a privately-owned water and sewer utility and establishing the utility as a separate County water and sewer system. The bonds are secured by 1) a pledge of the net revenues of the Holiday Pines utility system, 2) certain capital facilities charges collected with respect to the system and 3) covenant of the County to budget and appropriate non-ad valorem revenues amounts needed to cure any deficiency in the sinking fund to pay debt service.
- \$7.62 million North County Utilities Improvement Revenue Note, Series 2004 issued for the purpose of providing interim financing for the expansion of the water and sewer system in the Northern portion of the county. The note is secured by a covenant to budget and appropriate from all legally available Non-Ad Valorem Revenues.

- \$2.38 million North County Utilities Improvement Revenue Note, Series 2004 issued for the purpose of providing (in addition to the \$7.3 Million Note) interim financing for the expansion of the water and sewer system in the Northern portion of the county. The note is secured by a covenant to budget and appropriate from all legally available Non-Ad Valorem Revenues.
- \$8.17 million South Hutchinson Island Wastewater System, 1998 Series issued to refinance the County's Special Assessment Bonds Series 1995 for the construction of regional wastewater system on South Hutchinson Island. These bonds are secured by a first lien on special assessments levied by the County against the lands and real estate benefiting from the project.
- \$350,000 South Hutchinson Bonds, 1998A Series issued to finance the cost of extending sewer lines from SHI Wastewater Treatment Plant directly to the north of the FPL nuclear power plant (North District). These bonds are secured by a first lien on special assessments levied by the County against the lands and real estate benefiting by the project.

Loans

As of September 30, 2008, the St. Lucie County will have a total of \$31.029 million outstanding balances in notes payable from government type funds. The interest rates on these loans range from 1.65 to 6.56 percent. These obligations are secured by St. Lucie County's covenants to budget and appropriate from legally available revenues in an amount sufficient to pay the required annual principal and interest on the notes. Total FY2008-2009 debt service for the loans is projected to be \$4,517,946.

Capital Leases

St. Lucie County has entered into several capital lease agreements for equipment at interest rates to 3.70 percent. The total outstanding balance as of September 30, 2008 is estimated to be \$10,299. All capital lease transactions undergo a thorough process of comparison to actual cost of acquisition of assets. Lease options are chosen if the annual cost of owning and maintaining the assets is higher. Capital leases are a cost-saving mechanism designed to keep up with the fast-changing technologies and high service and repair costs related to assets owned by the County.

Other Long-Term Obligations

In 1998, St. Lucie County BOCC entered into a contract with the US Army Corp. of Engineers to repay portion of the cost of port deepening activities. The principal amount of the loan, \$797,960, is to be repaid over 30 years at 6.125 percent rate. St. Lucie County BOCC covers 48% to the debt service, and 52% comes from the Port Development MSBU Fund.

FPL \$134,966 Lighting Loan is a 20-year contractual obligation, dated May 1, 2001, to repay Florida Power and Light for the installation and modification of recreational lighting facilities at the South County Regional Stadium.

Municipal Services Benefit Units (MSBU)

MSBUs are special assessments districts established to finance various neighborhood improvement projects. Special assessments are imposed against the properties benefiting from the projects. They are legally set up as trust accounts and are not obligations of the County. The St. Lucie County is currently acting as the agent for the property owners in several municipal service taxing/benefit units located within the County. The County is in no way liable for repayment of the debt and is only collecting the assessments and forwarding the collections to the paying agent.

Industrial Development Bonds

St. Lucie County acted as a facilitator for the Industrial Development Bonds transactions. These obligations are not in any way a debt of the County. In the last ten years, Florida Power and Light obtained tax-exempt bonds totaling \$313 million to finance a portion of the St. Lucie Nuclear Power Plant. These bonds are secured by a combination of net revenues from the St. Lucie Nuclear Power Plant and all assets of FP&L. The debt schedule at the end of this section contains a list of other local companies who have completed the Industrial Development bond transactions totaling \$25.18 million.

Community Development District Bonds

St. Lucie County acted as a facilitator for a number of tax-exempt bond transactions issued on behalf of local services districts and the Housing Finance Authority. The purpose of these bonds was to finance various local projects: water and sewer, irrigation, storm water and paving improvements, as well as for stimulating the construction and rehabilitation of housing through the use of public financing. These bonds are not an obligation of the County.

Anticipated Future Debt Needs

There are no anticipated future debt needs identified at this time. Although the County may face some future debt needs to cover necessary improvements and repairs, currently its future debt position remains manageable.

ST. LUCIE COUNTY - BASIC DEBT SCHEDULE

FUND	Obligation	Year Issued	Maturity	Original Amount	Interest Rate	Est. Principal Outstanding On 09/30/08	Payments Due in FY 09		
							Principal	Interest	Total
	<u>BONDS - GENERAL OBLIGATIONS & LIMITED AD VALOREM:</u>								
242	PORT I&S (Cotton Property), GO AD VALOREM Bond for purchasing land in the Port of Fort Pierce.	1997	2017	3,500,000	4%-5.37%	2,075,000	185,000	110,578	295,578
282	ENVIRONMENTAL LAND BOND Limited Ad valorem tax bonds for land acquisition	1999	2011	15,300,000	4%-4.28%	4,200,000	1,345,000	174,410	1,519,410
	TOTAL:			18,800,000		6,275,000	1,530,000	284,988	1,814,988
	<u>BONDS - GOVERNMENT FUNDS:</u>								
204	800 MHZ RADIO SYSTEM Refunding of Public Improvement Revenue Bonds Series 2000A	2004	2023	8,070,000	4.2% - 5.5%	5,175,000	765,000	193,675	958,675
218	TRANSPORTATION REVENUE NOTE Acquisition, construction, and reconstruction of Roads and bridges and other transportation improvements (The 2007 Project)	2007	2027	29,685,000	4.44%	27,775,000	1,985,000	1,246,413	3,231,413
215	5 BLDG BOND Refunding 1994 Sales Tax Rev Bonds and \$26,834,735 new funds	2003	2033	64,230,000	2.00%-4.625%	57,625,000	1,540,000	2,639,298	4,179,298
215	Half-Cents Sales Tax Refunding Bonds Research Park/Harbour Branch Acquisition	2005	2025	11,930,000	3.00%-3.500%	11,080,000	300,000	524,763	824,763
217	State Revenue Sharing Bonds Courthouse Imp./ESL Acquisition	2005	2020	12,715,000	4.1%	11,335,000	485,000	456,763	941,763
295	RIVER BRANCH ESTATES MSBU Special Assessment Improvement Bonds	2003	2017	127,000	5.720%	96,306	7,398	5,509	12,907
	TOTAL:			126,757,000		113,086,306	5,082,398	5,066,419	10,148,817
	<u>BONDS - ENTERPRISE FUNDS:</u>								
401	SOLID WASTE SERIES 2002 Revenue bonds refunding 1993 issues & retiring unneeded funding	2002	2009	5,030,000	2.00%-3.125%	305,000	305,000	9,531	314,531
471	N HUTCHINSON W&S 1997 Revenue refunding bonds for acquisition of N Hutchinson system (pr fund #441)	1997	2022	5,560,000	3.65%-5.5%	4,335,000	205,000	227,360	432,360
471	N HUTCHINSON W&S 2002 Revenue bonds for additional N. Hutch projects (pr fund #441)	2002	2031	1,710,000	3%-5%	1,490,000	40,000	72,315	112,315
471	HOLIDAY PINES WATER AND WASTEWATER SYSTEM Revenue bonds, Series 1999	1999	2029	5,840,000	3.4%-5%	4,865,000	135,000	255,501	390,501
471	NORTH COUNTY UTILITIES Improvement Revenue Note, Series 2004 (non revolving loc)	2004	2009	7,622,500	4.38%	7,622,500	7,622,500	333,866	7,956,366
471	NORTH COUNTY UTILITIES (2nd Installment) Improvement Revenue Note, Series 2004 (non revolving loc)	2004	2009	2,377,500	4.38%	2,377,500	2,377,500	104,134	2,481,634
				28,140,000		20,995,000	10,685,000	1,002,707	11,687,707
	<u>BONDS - SPECIAL ASSESSMENT FUNDS:</u>								
673	S HUTCH W&S SPECIAL ASSESSMENT BONDS Refinancing of Bond for SHI Water & Sewer improvements.	1998	2025	14,920,000	4.2%-5%	8,170,000	0	408,500	408,500
673	SOUTH HUTCH - NORTH DISTRICT SERIES 1998A Construct a wastewater/reuse water collection & transmission system.	1998	2025	910,000	7%	350,000	0	24,500	24,500
	TOTAL:			15,830,000		8,520,000	0	433,000	433,000
	<u>NOTES PAYABLE - GOVERNMENT FUNDS:</u>								
Various prog. 15012	ENERGY PERFORMANCE PROJECT Improvement Revenue Note Series 2001 First Union	2001	2012	3,010,595	4.13%	1,404,450	330,073	58,000	388,073
107-1940 prog. 1542	WATER CONSERVATION PROJECT Rock Road Jail (Citimortgage Lease/purchase) Obligation begins 2008	2007	2017	1,400,000	4.03%	1,400,000	114,716	50,110	164,826
129	PARKS MSTU (Refunding of Imp Rev Note 2003 & 2004B) CAPITAL IMPROVEMENT REFUNDING REVENUE NOTE 2008	2008	2023	12,485,000	4.23%	12,485,000	175,000	401,187	576,187

FUND	Obligation	Year Issued	Maturity	Original Amount	Interest Rate	Est. Principal Outstanding On 09/30/08	Payments Due in FY 09		
							Principal	Interest	Total
201	SOUTH COUNTY REGIONAL STADIUM Improvement Revenue Note Series 2000A	2000	2010	410,000	6.56%	101,390	49,085	5,041	54,126
216	CAPITAL IMPROVEMENT REVENUE NOTE Seacoast (LOC) \$10 Million; Sam's Acquisition, Façade , & imp, Admin Complex cooling, EOC, Clerk's Bldg	2007	2019	5,245,030	4.79%	5,245,030	0	233,890	233,890
262	TOURIST DEV TAX REVENUE NOTE Various Tourism Related Improvements within the County Revolving Line-of-Credit up to \$650,000	2007	2010	98,347	7.56%	65,680	32,667	2,470	35,137
262	TOURIST DEV TAX REVENUE BOND For improvement of the Thomas J. White Stadium.	2003	2018	6,055,000	4.605%	4,552,000	368,000	205,429	573,429
262	TOURIST DEV TAX REVENUE NOTE For improvement of the Thomas J. White Stadium.	2003	2018	2,627,500	5.562%	2,011,500	155,000	111,037	266,037
210	ROCK ROAD JAIL SECURITY SYSTEM Improvement Revenue Note Series 2002A	2002	2012	2,190,000	3.46%	963,862	228,814	33,350	262,163
216p7655	FAIRGROUNDS CAPITAL IMPROVEMENT Improvement Revenue Bond, Series 2002B Const & Imp	2002	2017	1,510,000	3.80%	1,000,166	95,286	38,006	133,292
216p76550	EQUESTRIAN CENTER AT FAIRGROUNDS Series 2004A - to be repaid from donations from Adams Ranch, Ltd.	2004	2019	350,000	3.9%	145,669	25,605	5,437	31,042
250 to 690	10 million dollar Line of Credit for MSBUs from SunTrust 2006:								
250	LENNARD RD. 2 MSBU (#38004)	2004	2008	63,653	tbd	103,653	103,653	6,238	109,891
250	LENNARD RD. 1 MSBU (#4502)	2004	2008	1,141,769	tbd	1,181,769	1,181,769	111,893	1,293,662
250	HARMONY HEIGHTS (FPUA UTIL) (#38015)	2005	2008	96,875	tbd	96,875	96,875	4,747	101,622
250	SUNLAND GARDENS Phase II (#3815)	2004	2008	125,548	tbd	125,548	125,548	12,304	137,852
250	LENNARD RD.2 MSBU (#38003)	2004	2008	106,299	tbd	146,299	146,299	10,417	156,716
TOTAL:				36,915,616		31,028,890	3,228,389	1,289,557	4,517,946
OTHER LONG-TERM OBLIGATIONS:									
140001/142	PORT DEEPENING LOAN FROM US ARMY CORP OF ENG County pays 48% and Port MSBU pays 52%	1998	2027	797,960	6.125%	611,697	17,892	37,467	55,360
216p79502	FPL So. County Regional Stadium Lights Contract	2001	2021	134,966	8.82%	106,780	4,956	9,469	14,425
TOTAL:				932,926		718,477	22,848	46,937	69,785
SPECIAL ASSESSMENTS: An MSBU is a Municipal Services Benefit Unit. The debt service is paid by assessments on benefiting property, and unless guaranteed by the Board, is not an obligation of county government.									
250	ACADEMY DRIVE MSBU (3814) Payable to the County Revolving 370001 Fund	2002	2011	11,800	4.0%	5,781	1,361	231	1,593
250	NAVAJO AVENUE MSBU (38021)	2007	2017	64,000	tbd	64,000	5,096	3,169	8,265
250	GREY TWIG LANE MSBU (38005)	2005	2015	143,067	5.41%	120,680	12,454	6,529	18,983
250	INDIAN RIVER ESTATES MSBU (3804) (Wachovia)	2007A	2029	16,000,000	4.82%	16,000,000	16,000,000	500,000	16,500,000
250	SMALLWOOD (38011) Payable to the County Revolving 370001 Fund	2003	2013	34,105	3.440%	21,647	3,310	745	4,055
250	WEST FIRST STREET MSBU (38006)	2002	2012	52,400	3.09%	27,814	5,230	859	6,089

FUND	Obligation	Year Issued	Maturity	Original Amount	Interest Rate	Est. Principal Outstanding On 09/30/08	Payments Due in FY 09		
							Principal	Interest	Total
669	LAKE DRIVE MSBU *	2008	2022	150,000	4.561%	150,000	0	5,587	5,587
	*In Process of converting to Permanent Financing -Pending								
681	KING ORANGE MSBU	2005	2018	98,000	5.24%	85,096	5,913	3,920	9,833
682	SKYLARK MSBU	2005	2018	74,000	5.24%	64,256	4,465	2,960	7,425
683	REVELS LANE I	2005	2018	124,000	5.24%	107,673	7,482	4,960	12,442
685	SUNLAND GARDENS	2006	2019	370,000	5.107%	370,000	22,000	17,613	39,613
686	GREENACRES	2006	2019	168,000	5.107%	168,000	9,000	8,060	17,060
688	BRIARGATE	2001	2011	21,200	6.4%	9,780	2,362	501	2,863
689	ROUSE ROAD MSBU	2002	2017	140,000	5.63%	83,537	9,035	3,970	13,005
690	TREASURE COVE	2004	2017	258,000	4.81%	228,765	16,088	9,261	25,349
691	NORTH A1A MSBU	2000	2008	68,000	6.75%	9,319	5,543	774	6,318
694	RAINTREE FOREST INTERFUND LOAN	2003	2009	38,426	6.75%	9,294	2,797	189	2,986
TOTAL:				17,814,998		17,525,643	16,112,136	569,329	16,681,465
ST. LUCIE COUNTY - OTHER DEBT									
CAPITAL LEASES:									
107002	E911 PHONE SYSTEM	2003	2009	565,121	3.70%	10,299	10,299	32	10,331
TOTAL:				565,121		10,299	10,299	32	10,331
TOTAL COUNTY DEBT OBLIGATIONS:				245,755,661		198,159,615	36,671,070	8,692,968	45,364,038
COMMUNITY DEVELOPMENT DISTRICT BONDS - bonds issued by district:									
DISTRICT ISSUED MATURES AMOUNT INDUSTRIAL REVENUE BONDS									
ST LUCIE WEST IRRIGATION AND STORMWATER 1994 2020 19,030,000 Sponsored by the County on behalf									
SLW - ROADS, UTILITIES 1995 2025 4,820,000 of local companies:									
SLW - UTILITIES REFUNDING 1994 2023 22,415,000 COMPANY ISSUED									
SLW - ROAD, DRAINAGE 1997 2003 2,230,000 FLORIDA POWER & LIGHT 1991-2000									
SLW - ROADS 1999 2009 6,565,000 INDIAN RIVER TERMINAL CO 1983									
SLW - WATER MANAGEMENT 1999 2025 33,215,000 KEGEL & STILLI 1984									
SLW - LAKE FOREST 1999 2004 7,235,000 606 IT6 CORPORATION 1985									
SLW - LAKE CHARLES 2000 2004 3,170,000 WHITE DEVELOPMENT CORP 1991									
SLW - UTILITIES 2000 2023 38,320,000 SAVANNAHS HOSPITAL 1985									
CAPRON TRAILS 1991 2010 6,560,000 FREEDOM PLASTICS, INC. 2000									
THE RESERVE - W&S 1998 2022 4,400,000									
THE RESERVE - REFINANCING UTILITIES 1998 2022 600,000									
THE RESERVE - DRAINAGE 1994 2014 3,955,000									
HOUSING FINANCE AUTHORITY 1985 2016 1,000,000									
HOUSING FINANCE AUTHORITY 1991 2023 7,170,000									
HOUSING FINANCE AUTHORITY 1992 2024 4,950,000									
HOUSING FINANCE AUTHORITY 1995 2028 6,325,000									
HOUSING FINANCE AUTHORITY 1996 2029 3,750,000									
HOUSING FINANCE AUTHORITY 1997 2030 8,685,000									
HOUSING FINANCE AUTHORITY 1998 2031 5,818,000									
HOUSING FINANCE AUTHORITY 1999 2032 8,800,000									
HOUSING FINANCE AUTHORITY 2000 2032 7,400,000									
HOUSING FINANCE AUTHORITY 2001 2034 8,084,000									